



The Long & Foster Market Minute™

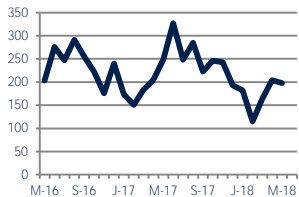
Focus On: Near Northeast Philadelphia Housing Market

May 2018

Zip Code(s): 19111, 19136, 19149, 19135 and 19152

Units Sold

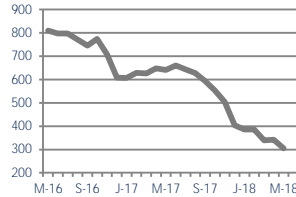
198



Down -20%
Vs. Year Ago

Active Inventory

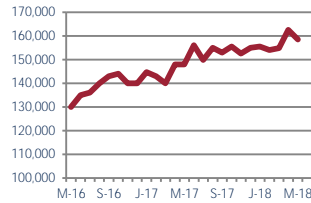
305



Down -52%
Vs. Year Ago

Median Sale Price

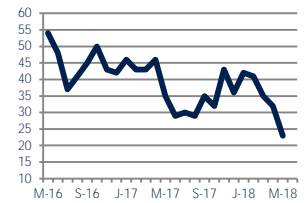
\$158,500



Up 7%
Vs. Year Ago

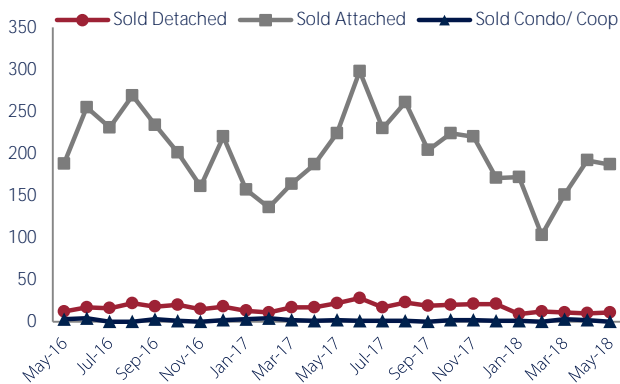
Days On Market

23



Down -34%
Vs. Year Ago

Units Sold*



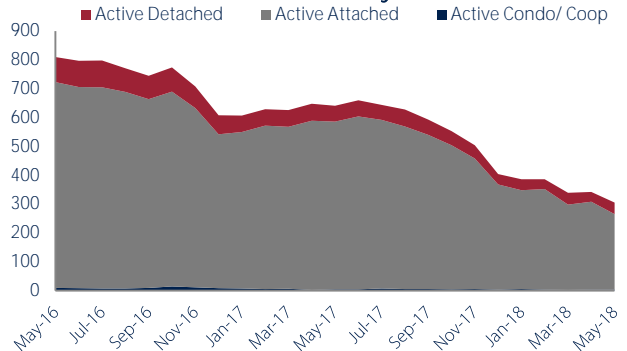
Units Sold

There was a decrease in total units sold in May, with 198 sold this month in Near Northeast Philadelphia versus 204 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 20% versus May 2017.

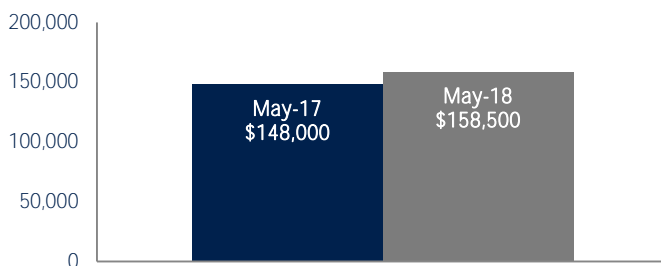
Active Inventory

Versus last year, the total number of homes available this month is lower by 336 units or 52%. The total number of active inventory this May was 305 compared to 641 in May 2017. This month's total of 305 is lower than the previous month's total supply of available inventory of 342, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Near Northeast Philadelphia Homes was \$148,000. This May, the median sale price was \$158,500, an increase of 7% or \$10,500 compared to last year. The current median sold price is 2% lower than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Near Northeast Philadelphia are defined as properties listed in zip code/s 19111, 19136, 19149, 19135 and 19152.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.





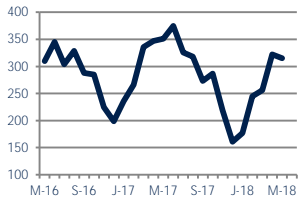
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New Listings

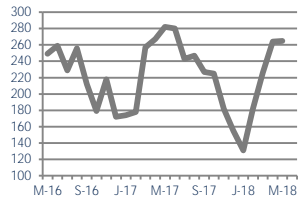
315



Down -10%
Vs. Year Ago

Current Contracts

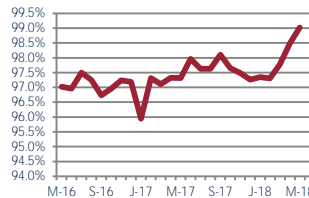
265



Down -6%
Vs. Year Ago

Sold Vs. List Price

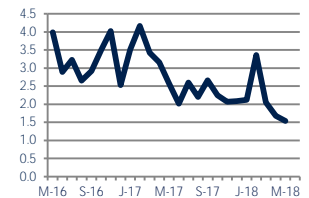
99.0%



Up 1.8%
Vs. Year Ago

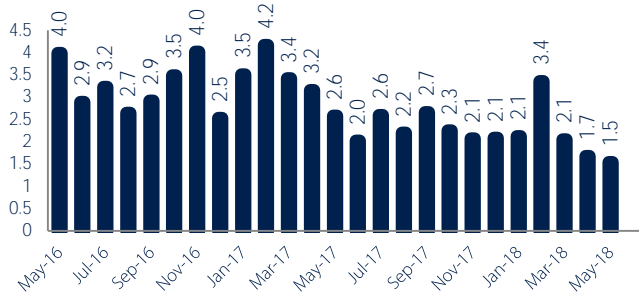
Months of Supply

1.5



Down -40%
Vs. Year Ago

Months Of Supply



Months of Supply

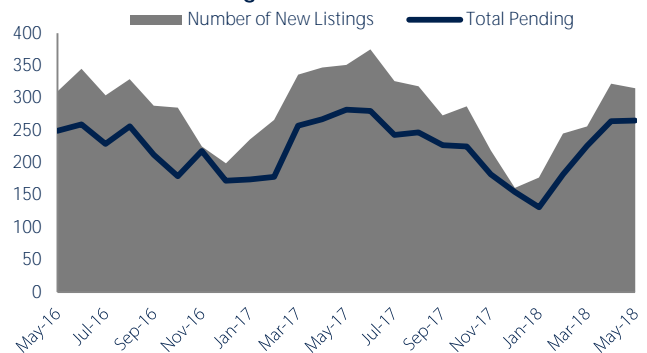
In May, there was 1.5 months of supply available in Near Northeast Philadelphia, compared to 2.6 in May 2017. That is a decrease of 40% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

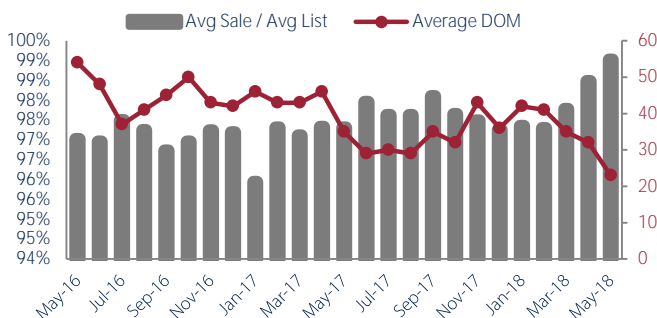
New Listings & Current Contracts

This month there were 315 homes newly listed for sale in Near Northeast Philadelphia compared to 351 in May 2017, a decrease of 10%. There were 265 current contracts pending sale this May compared to 282 a year ago. The number of current contracts remained stable as compared to last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Near Northeast Philadelphia was 99.0% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 35, a decrease of 34%.



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